

IN RE: PETITION FOR ZONING VARIANCE
W/S Elmo Drive, 140' NE of
the c/l of Offutt Road
(3202 Elmo Drive)
2nd Election District
2nd Councilmanic District
Robert W. Duvall, Jr. and
Deborah J. Waltemeyer -
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-113-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1.

The Petitioners originally filed their request through the administrative variance procedure. After reviewing the case file and the documents submitted, the Zoning Commissioner required that a public hearing be held to determine the appropriateness of the variance requested.

At the hearing, the Petitioners, by Robert Duvall, Jr., appeared and testified. Appearing and testifying as Protestants in the matter were Milton O. Mann and Carl H. Kracke, nearby residents of the area.

Testimony indicated that the subject property, known as 3202 Elmo Drive, consists of 0.28 acres zoned R.C. 5 and is improved with a single family dwelling. Petitioners are desirous of constructing a detached two-car garage in the side yard as depicted on Petitioner's Exhibit 1.

Testimony indicated the garage is necessary in order to provide protective storage for a race car that Petitioner owns. Mr. Duvall testified that the garage cannot be located in the rear yard due to an existing septic drainage field.

Appearing in opposition to Petitioners' request were Milton Mann and Carl Kracke. Mr. Mann is the adjoining property owner who will be most affected by the proposed garage. Mr. Mann testified that the side walls of the proposed garage that will be facing his property would appear to be extremely large due to the fact that his property sits approximately 4 feet lower than Petitioners.

Mr. Kracke testified that he is also opposed to Petitioners' request. He testified that on several occasions, the Petitioner has started the engine in the race car, which is very loud and disturbing. Mr. Kracke indicated that operating the race car inside the garage, if granted, would result in even greater noise and disturbance for him and the entire community.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, subject to the restrictions imposed hereinafter, such use as proposed

would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26th day of November, 1991 that the Petition for Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) The Petitioner shall not be permitted to service any automobiles on his property or in the proposed garage. However, the Petitioner shall be permitted to do minor repairs to his own vehicles, such as oil changes, spark plug changes, or other similar minor repairs.
- 3) Upon the receipt of a complaint filed with the Zoning Enforcement Division of the Department of Zoning Administration and Development Management, Petitioner shall permit a representative from that agency to enter into the subject garage to perform an inspection of the premises to determine whether service garage activity is taking place.
- 4) Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

TMK:bjs

5) The proposed garage shall be constructed with appropriate rain spouts and guttering to direct any water runoff towards the front street and away from adjoining properties.

6) The Petitioner is required to store the subject race car and trailer inside the garage at all times thereby keeping it out of sight from the neighboring properties.

7) The Petitioner has thirty (30) days from the date of this Order to take an appeal of this Decision. In the event that the Petitioner does not appeal this Decision, then by virtue of no appeal being taken, the Petitioner hereby consents and agrees to be bound by the restrictions stated above.

8) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 11/26/91
By [Signature]

ORDER RECEIVED FOR FILING
Date 11/26/91
By [Signature]

ORDER RECEIVED FOR FILING
Date 11/26/91
By [Signature]

PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 400.1 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason(s) (Indicate hardship or practical difficulty):
To allow an accessory structure (detached garage) to be located in side yard in lieu of the required rear yard.
access to the back of the house is limited and the septic system is in the back yard.

Property is to be advertised and/or posted as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City/State/Zip Code

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Attorney's telephone number

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City/State/Zip Code

Name

Address

City/State/Zip Code

ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of Sept., 1991, that the subject matter of this petition be posted on the property on or before the 14th day of Oct., 1991.

ZONING COMMISSIONER OF BALTIMORE COUNTY

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS FURTHER ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of Sept., 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the property be reported, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 109, County Office Building in Towson, Baltimore County, on the 14th day of Sept., 1991, at 10 o'clock, A.M.

ORDER RECEIVED FOR FILING
Date 11/26/91
By [Signature]

ZONING COMMISSIONER OF BALTIMORE COUNTY

AFFIDAVIT

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/so presently reside at 3202 Elmo Dr.

Baltimore, MD 21218

(Address)

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (Indicate hardship or practical difficulty)
access to the back of the house is limited
and the septic system is in the back yard

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

Robert Duvall Jr.
AFFIANT (Handwritten Signature)

Robert W. Duvall Jr.
AFFIANT (Printed Name)

Deborah J. Waltemeyer
AFFIANT (Handwritten Signature)

Deborah J. Waltemeyer
AFFIANT (Printed Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3 day of September, 1991, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Robert W. Duvall Jr. Deborah J. Waltemeyer

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in the face of Law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Sept. 3, 1991
DATE

Kada J. Wacker
NOTARY PUBLIC
My Commission Expires: 4/1/95

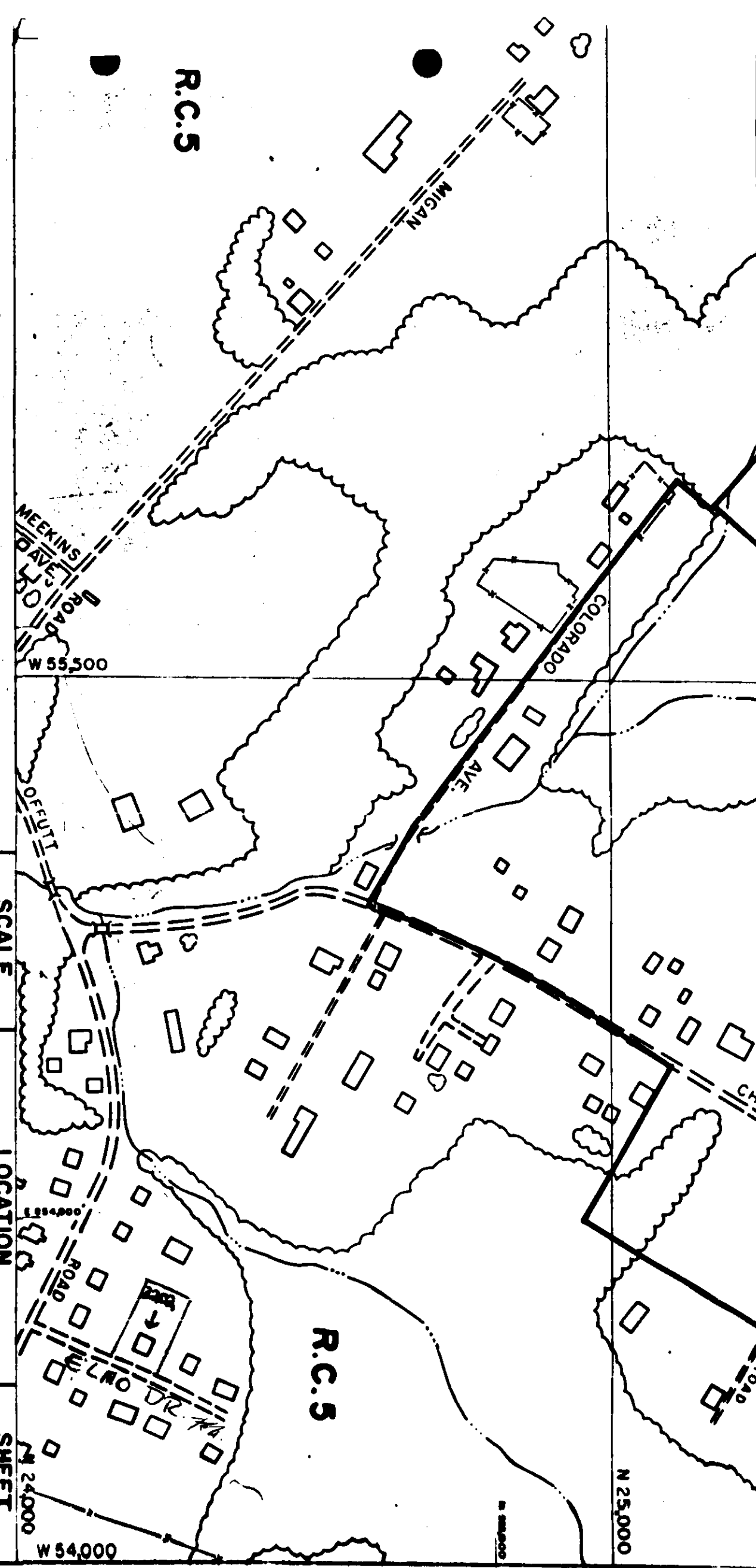
DESCRIPTION

92-113-A

BEGINNING for the same on the West side of a forty foot avenue now known as Elmo Drive, at a point North 34 degrees East 140 feet from the center of Offutt Road, said point being also the beginning of the third or South 34 degrees West 140 foot line of that lot of ground which by deed dated February 4, 1948 and recorded among the Land Records of Baltimore County in Liber JWB No. 1639, folio 187 was conveyed by Samuel A. Schmidt and wife to Eugene G. Thomas, Jr. and wife, thence running for lines of division North 56 degrees 54 minutes West 145 feet, North 34 degrees East 85 feet and South 56 degrees 54 minutes East 145 feet to the West side of Elmo Drive, 85 feet to the place of beginning. The improvements thereon being known as No. 3202 Elmo Drive and located in the 2nd Election District.

BALTIMORE COUNTY
ZONING
MAP

SCALE
1" = 200'
DATE
OF
PHOTOGRAPHY
JANUARY
1986
LOCATION
92-113-A
RANDALLSTOWN
SHEET
NW
7-4
N 25.000
W 54.000

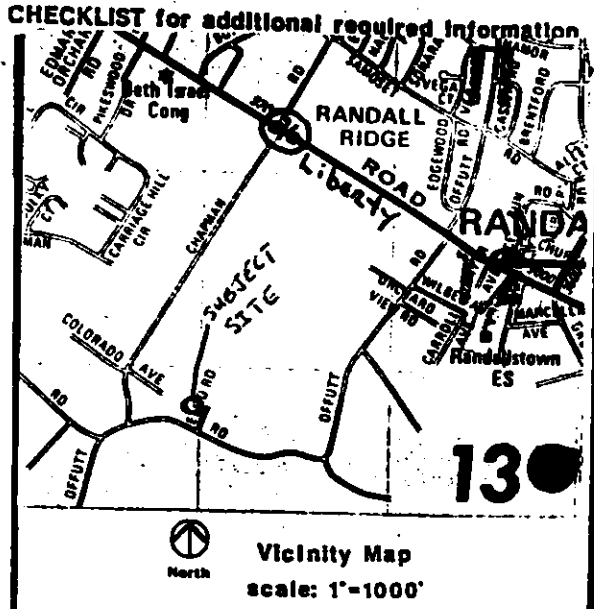


Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 3202 ELMO DRIVE 21133

Subdivision name: _____
plat book# _____, folio# _____, section# _____

OWNER: Robert W. Duvall, Jr. & Deborah J. Wattermeyer



LOCATION INFORMATION

Councilmanic District: 2
Election District: 2
1"-200' scale map: N.W. 7-3
Zoning: RC. 5
Lot size: 0.28 acreage 12,325 square feet
SEWER: ☐
WATER: ☒
Chesapeake Bay Critical Area: ☒
Prior Zoning Hearings: ☒

Zoning Office USE ONLY!
reviewed by: _____ ITEM #: _____ CASE#: _____

North
date: 9-9-91
prepared by: W. L. W. JR. Scale of Drawing: 1"=50'

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Robert W. Duvall, Jr.	3202 Elmo Dr 21133
Deborah J. Wattermeyer	

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Milton C. Mann	314 CLEFT RD 21133
Carl H. Kracke	

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2-nd
Posted for: _____ Date of Posting: 9-23-91
Petitioner: Robert W. Duvall, Jr. & Deborah J. Wattermeyer
Location of property: 3202 Elmo Drive, 140' NE of c/1 Offutt Road
Location of Sign: 3202 Elmo Drive
Remarks: _____
Posted by: J. J. L. Date of return: 9-27-91
Number of Signs: 1

REQUEST FOR HEARING

TO THE ZONING COMMISSIONER FOR BALTIMORE COUNTY:

Re: Case Number: 92-113-A
Petitioner(s): ROBERT DUVAL, JR. & DEBORAH WATTERMEYER
Location: 3202 ELMO DRIVE - 21133

I, Mr. MILTON C. MANN
(Type or Print)
(Legal Owners - 1/3 Residents, of
314 CLEFT RD.
Address

RANDALLSTOWN MD 21133 922-5364
City/State/Zip Code Phone

which is located approximately 140' feet from the
property which is the subject of the above petition, do hereby formally
request that a public hearing be set in this matter.

Milton C. Mann 10/15/91
Signature Date 2:10 PM

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

COPY

DATE: 10-31-91

Robert Duvall, Jr. and Deborah Wattermeyer
3202 Elmo Drive
Randallstown, Maryland 21133

RE:
Case Number: 92-113-A
4/5 Elmo Drive, 140' NE of c/1 Offutt Road
1302 Elmo Drive
2nd Election District - 2nd Councilmanic
Petitioner(s): Robert W. Duvall, Jr., et al
HEARING: WEDNESDAY, NOVEMBER 13, 1991 at 10:30 a.m.

Dear Petitioner(s):

Please be advised that \$ 91.34 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Lawrence E. Schmidt
Zoning Commissioner
BALTIMORE COUNTY, MARYLAND

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

COPY

OCTOBER 22, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 92-113-A
4/5 Elmo Drive, 140' NE of c/1 Offutt Road
1302 Elmo Drive
2nd Election District - 2nd Councilmanic
Petitioner(s): Robert W. Duvall, Jr., et al
HEARING: WEDNESDAY, NOVEMBER 13, 1991 at 10:30 a.m.

Variance to allow an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard.

Lawrence E. Schmidt
Zoning Commissioner
BALTIMORE COUNTY

cc: Robert Duvall, Jr., et al
Milton C. Mann

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

COPY

October 17, 1991

Robert Duvall, Jr. and Deborah Wattermeyer
3202 Elmo Drive
Randallstown, Maryland 21133

Re: CASE NUMBER: 92-113-A

Dear Petitioners:

A formal REQUEST FOR PUBLIC HEARING has been filed in your case.

As you recall, this matter must now go through the regular hearing process, the property must be reposted and notice of the hearing will be placed in two local newspapers. You will be billed for these advertising costs.

Formal notification of the hearing date will be forwarded to you shortly.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner
BALTIMORE COUNTY, MARYLAND

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

September 20, 1991

Robert Duvall, Jr. and Deborah Wattermeyer
3202 Elmo Drive
Randallstown, Maryland 21133

Re: CASE NUMBER: 92-113-A
LOCATION: 4/5 Elmo Drive, 140' NE of c/1 Offutt Road
1302 Elmo Drive

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a rebreaser regarding the administrative process.

1) Your property will be posted on or before October 1, 1991. The closing date is October 15, 1991. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

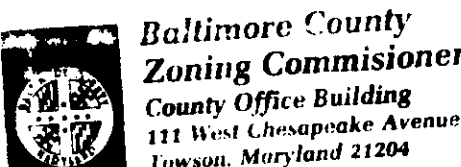
2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in two local newspapers. Charges related to the reposting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Very truly yours,

G. G. Stephens
(301) 887-3391



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Date

Account: R.001-6150
Number

DAVID H. STEPHENS
60 DAYS 10:10-15-91 \$35.00
Please Make Checks Payable To: Baltimore County

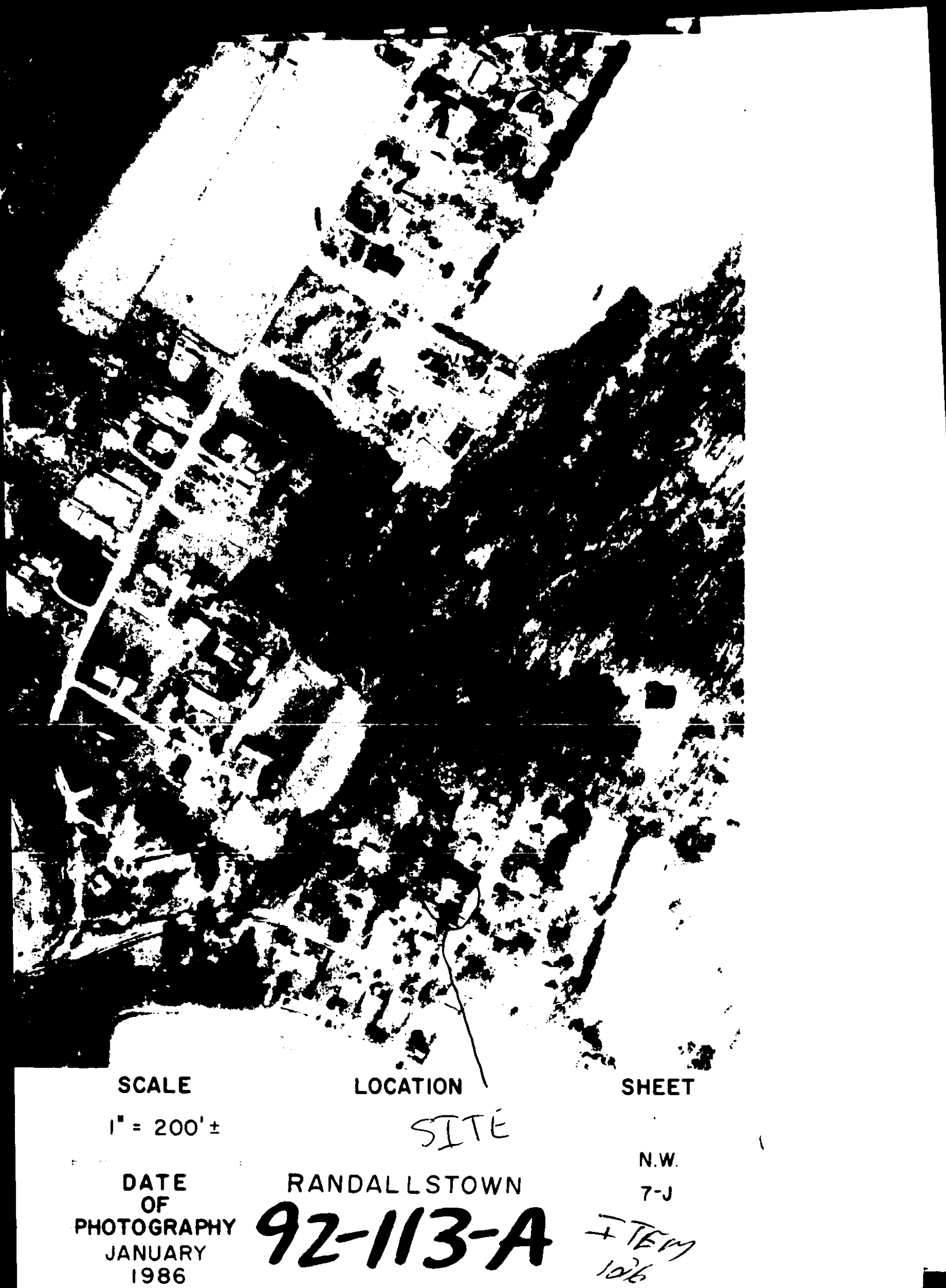
Cashier Validation



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R.001-6150
Number

receipt



Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

October 4, 1991

Mr. Robert W. Duvall
3202 Elmo Drive
Randallstown, MD 21133

RE: Item No. 126, Case No. 92-113-A
Petitioner: Robert W. Duvall, et al
Petition for Residential Variance

Dear Mr. Duvall:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:jw
Enclosures

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3453

Your petition has been received and accepted for filing this 16th day of September, 1991.

Arnold Jablon
DIRECTOR

Received By:
James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Robert W. Duvall, et al
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: September 25, 1991
Zoning Administration and
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Christ-Lutheran Church, Item No. 71
Fitzpatrick Property, Item No. 82
Lorenz Construction Co., Item No. 105
Botzler Associates, Item No. 109
Stupalski Property, Item No. 113
Trent Property, Item No. 119
Boggs Property, Item No. 123
Duvall Property, Item No. 126

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/pat
ITEMNO26/TXTROZ

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-0016150
Number

Date

Cashier Validation

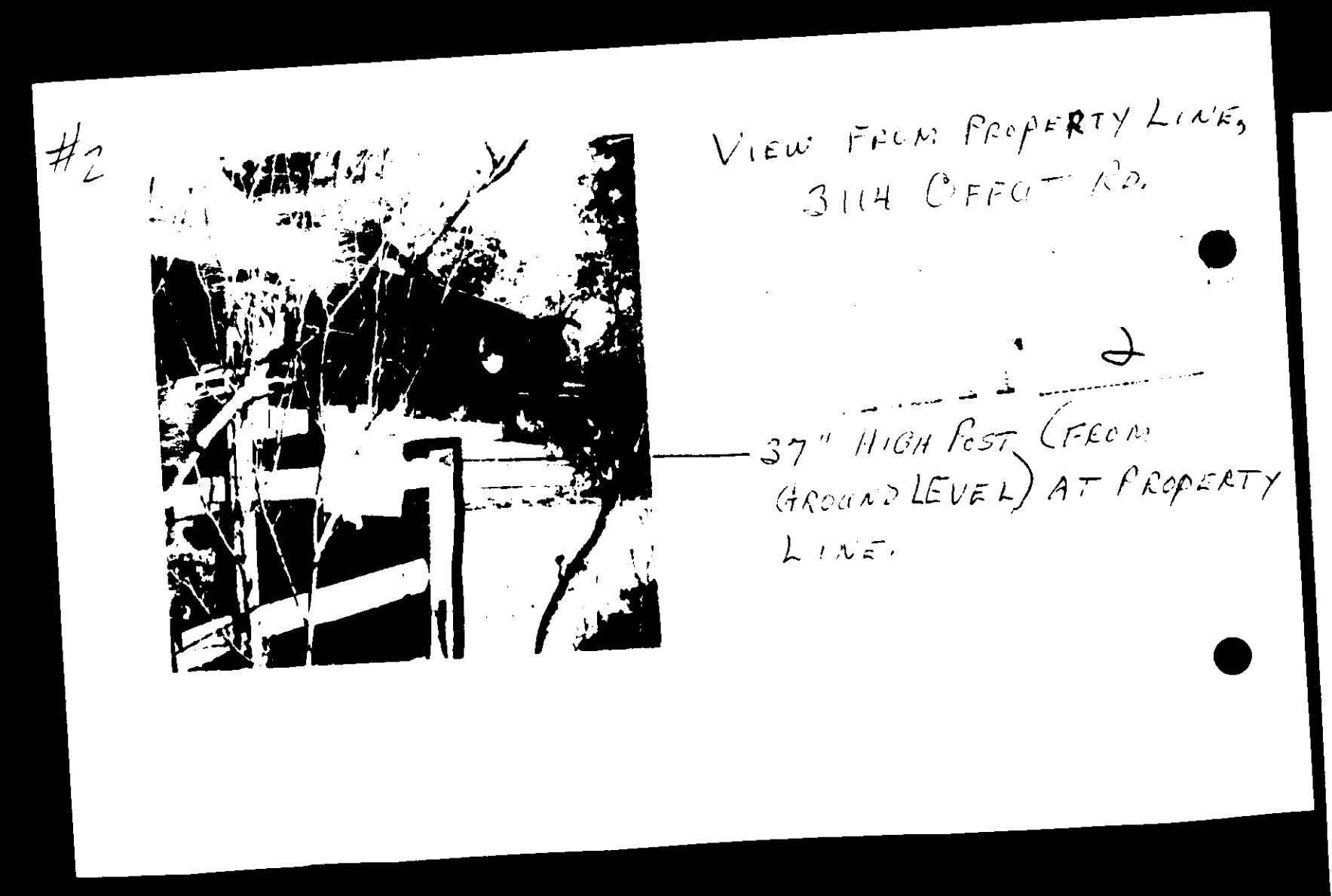
"DUPLICATE"
CERTIFICATE OF PUBLICATION

TOWSON, MD. 10/24/91

THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 10 successive weeks, the first publication appearing on 10/24/91.

OWINGS MILLS TIMES,
S. Zeke Orlan
Publisher

\$46.34



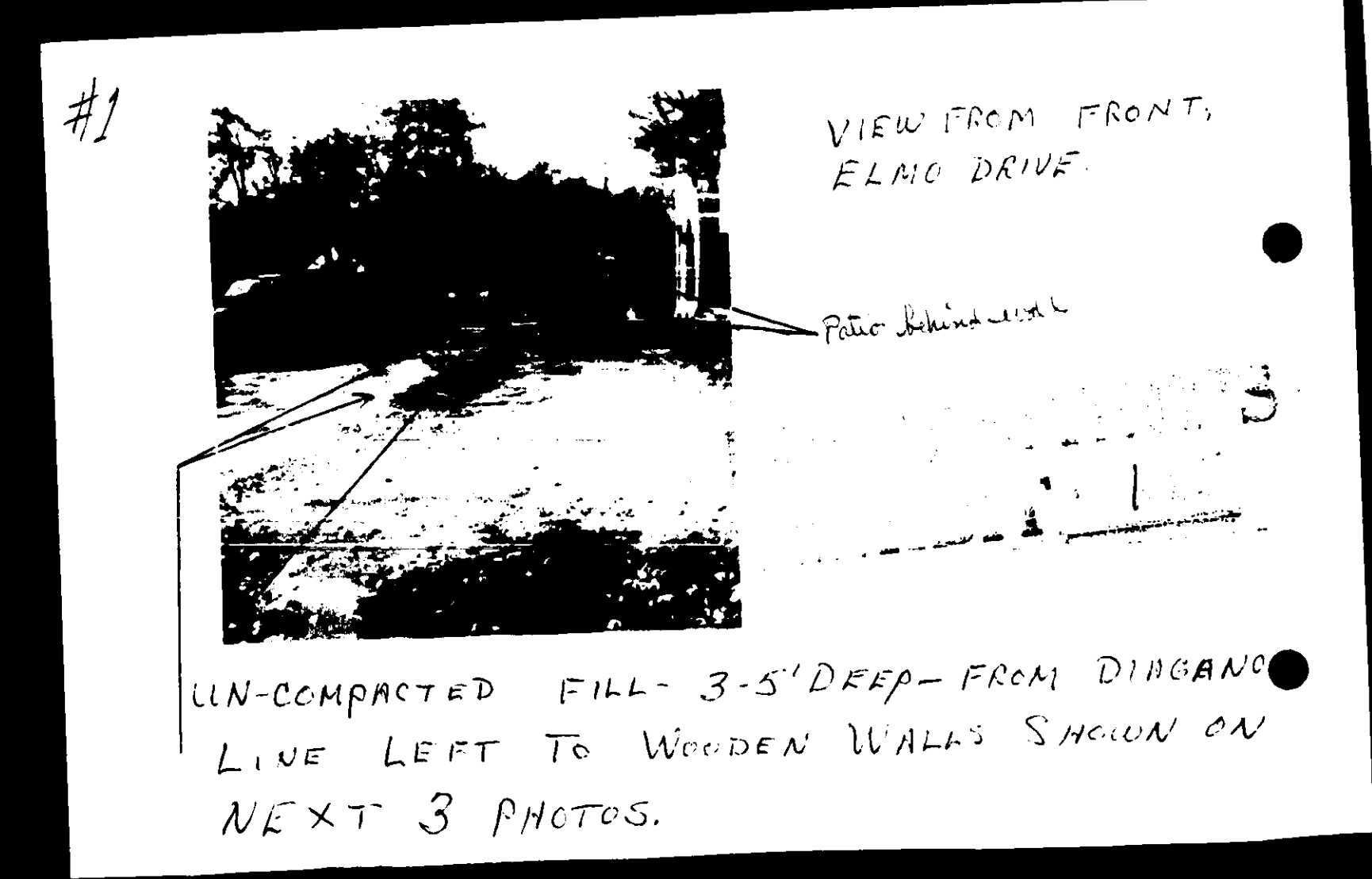
CERTIFICATE OF PUBLICATION

TOWSON, MD. 10/24/91

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 10 successive weeks, the first publication appearing on 10/24/91.

THE JEFFERSONIAN,
S. Zeke Orlan
Publisher

\$46.34



Protestant's
Exhibit 4

92-113-A

Photographs (3)



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

September 23, 1991

TO: Arnold Jablon, Director
Zoning Administration and Development Management

FROM: DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Item #126, Zoning Advisory Committee Meeting of
September 24, 1991, Robert W. Duvall, Jr. & Deborah J. Waltemeyer,
W/S Elmo Drive, 140' NE of centerline Offutt Road (#3202 Elmo
Drive), D-2, Public Water and Sewer

COMMENTS ARE AS FOLLOWS:

Any permanent building structure must be a minimum of 20 feet from the
septic area.

SSF:rm
126ZNG/GWRMP

RECEIVED
SEP 25 1991
ZONING OFFICE

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(801) 887-1500

SEPTEMBER 23, 1991

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: ROBERT W. DUVAL, JR. AND DEBORAH J.
WALTEMEYER

Location: #3202 ELMO DRIVE

Item No.: 126 Zoning Agenda: SEPTEMBER 24, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by
this Bureau and the comments below are applicable and required to be
corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site
shall comply with all applicable requirements of the National Fire
Protection Association Standard No. 101 "Life Safety Code", 1988
edition prior to occupancy.

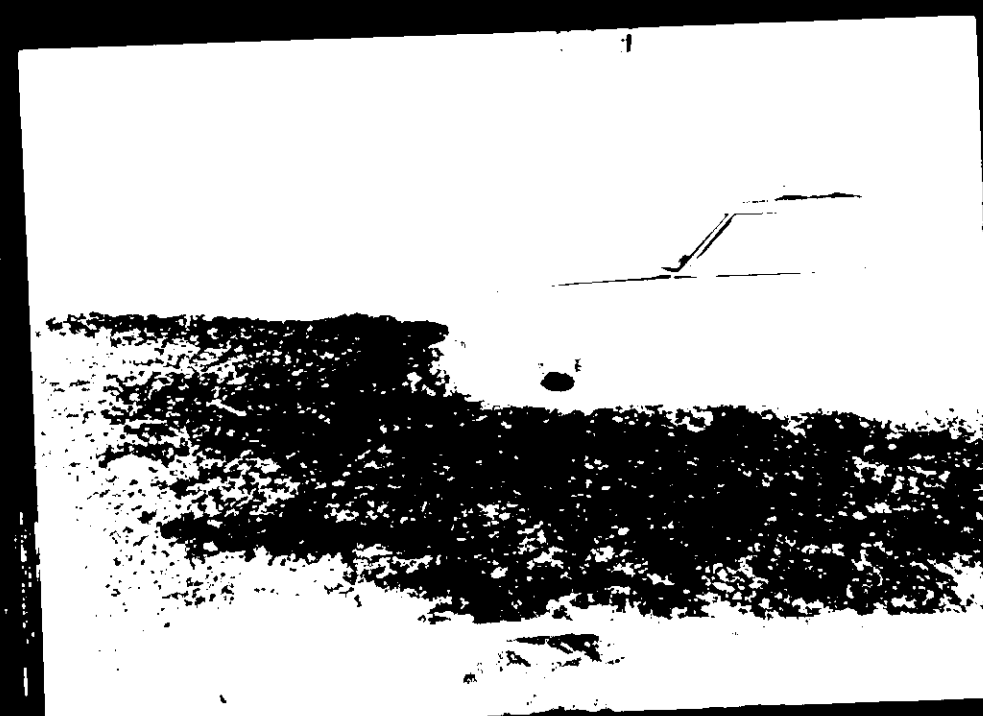
REVIEWER: *[Signature]* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/YEK

CASE NUMBER

92-113-A

PETITIONER'S EXHIBIT # 3



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: September 21, 1991
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for September 24, 1991

The Developers Engineering Division has reviewed
the subject zoning items and we have no comments for
items 118, 119, 120, 121, 122, 123, 125, 126 and
128.

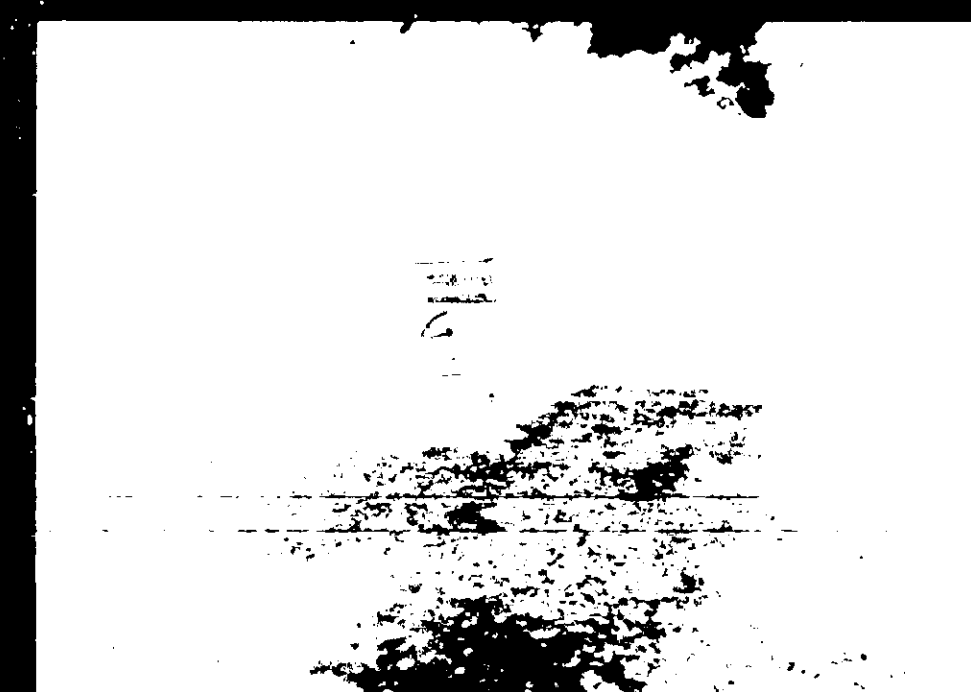
[Signature]
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:z

CASE NUMBER

92-113-A

PETITIONER'S EXHIBIT # 2



Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

November 26, 1991

Mr. Robert W. Duvall, Jr.
3202 Elmo Drive
Randallstown, Maryland 21133

RE: PETITION FOR ZONING VARIANCE
W/S Elmo Drive, 140' NE of the c/l of Offutt Road
(3202 Elmo Drive)
2nd Election District - 2nd Councilmanic District
Robert W. Duvall, Jr., et al - Petitioners
Case No. 92-113-A

Dear Mr. Duvall:

Enclosed please find a copy of the decision rendered in the
above-captioned matter. The Petition for Zoning Variance has been granted
in accordance with the attached Order.

In the event any party finds the decision rendered is unfavor-
able, any party may file an appeal to the County Board of Appeals within
thirty (30) days of the date of this Order. For further information on
filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

[Signature]
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Milton O. Mann
3114 Offutt Road, Randallstown, Md. 21133

Mr. Carl H. Kracke
3200 Offutt Road, Randallstown, Md. 21133

People's Counsel

[Signature]